

ANNUAL REPORT
ON THE STANISLAUS COUNTY GENERAL PLAN
FY 2004-05

Jurisdiction Name and Address

Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354

RECEIVED

OCT 14 2005

DIV. OF HOUSING
POLICY DEVELOPMENT HOD

Each planning agency shall provide an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on the status of the General Plan and progress in its implementation, including the process in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. This report was prepared in a manner consistent with information provided by the State Office of Planning and Research. As there are no specific forms available, it is presented to a large extent, in a textual format.

To the best of my knowledge, the representations and disclosures contained herein are true and correct.

Date

10/11/05

Signature of Authorized Representative



Director of Planning and Community Development
Title

(209) 525-6330
Telephone Number



THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development

BOARD AGENDA # *D-1

Urgent ☐

Routine ☒

AGENDA DATE October 11, 2005

CEO Concurs with Recommendation YES ☐ NO ☐

4/5 Vote Required YES ☐ NO ☒

(Information Attached)

SUBJECT:

Approval of the General Plan Annual Report for Fiscal Year Ending June 30, 2005.

STAFF RECOMMENDATIONS:

1. Approve the Annual Report on the Stanislaus County General Plan for Fiscal Year 2004-05; and
2. Authorize the Director of Planning and Community Development to transmit the report to the California State Office of Planning and Community Development pursuant to California Government Code Section 65400(b) and the State Department of Housing and Community Development pursuant to Government Code Section 65588(b).

FISCAL IMPACT:

No fiscal impact associated with this item.

BOARD ACTION AS FOLLOWS:

No. 2005-827

On motion of Supervisor Simon, Seconded by Supervisor Mayfield
and approved by the following vote,

Ayes: Supervisors: O'Brien, Mayfield, Simon, DeMartini, and Chairman Grover

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) ☒ Approved as recommended

2) ☐ Denied

3) ☐ Approved as amended

4) ☐ Other:

MOTION:

ATTEST:

Christine Ferraro
CHRISTINE FERRARO TALLMAN, Clerk

File No.

DISCUSSION:

Pursuant to Section 65400(b) of the California Government Code, the Planning and Community Development Department has prepared the attached report on the status of the General Plan. The report includes the County's recent progress in implementing the General Plan, including the County's progress in meeting its share of regional housing needs. As required by statute, the annual report will be transmitted to the Governor's Office of Planning and Research and the Department of Housing and Community Development.

POLICY ISSUES:

None.

STAFFING IMPACT:

None.

ATTACHMENTS:

1. Annual Report on the Stanislaus County General Plan Fiscal Year 2004-05

**ANNUAL REPORT
ON THE
STANISLAUS COUNTY GENERAL PLAN
Fiscal Year 2004-05**

1. Purpose

This Annual Report on the Stanislaus County General Plan is being prepared pursuant to California Government Code Section 65400(b). Its purpose is to update the Board of Supervisors, State Office of Planning and Research and the State Department of Housing and Community Development of the County's progress in implementing the General Plan and on progress in meeting regional housing needs.

2. Status of The General Plan

The present Stanislaus County General Plan dates from the year 1994. It is internally consistent and complies with California Planning and Zoning Law and the General Plan Guidelines adopted pursuant to Government Code Section 65040.2. In addition to the seven elements required by state law, the General Plan includes an eighth, optional element, the Agricultural Element, that addresses agricultural land use issues in this County where Agriculture is indeed considered vitally important. The Agricultural Element was adopted by the Board of Supervisors on April 23, 1992 and amended October 20, 1992.

Pursuant to Government Code Section 65588(b), the County adopted an updated Housing Element on December 16, 2003 Resolution #2003-1224 and certified by California State Department of Housing and Community Development in December 2004.

3. Progress in Implementation

Implementation of the County General Plan is continuous. Obvious actions include accepting and processing applications from individuals who wish to file for modifications to the General Plan. These are often "changes" which actually further the goals and policies of the plan itself. In other instances, inconsistency issues must be addressed and discussed in the County decision-making process. Virtually all planning-related applications, ranging from building permits to rezones, parcel maps to specific plans, must be consistent with the General Plan. Approved applications and activities from the past fiscal year are summarized in Table 1.

TABLE 1
**APPROVED APPLICATIONS AND ACTIVITIES
 FOR FISCAL YEAR 2004-05**

TYPE OF APPLICATION OR ACTIVITY	*FY 2004-05
General Plan Amendment	2
Ordinance Amendment	2
Parcel Maps	24
Rezones	9
Staff Approvals	98
Tentative Maps	0
Use Permits	31
Variances	5
New Business Licenses	552
Business License Renewals	445
Williamson Act Contracts	2
Williamson Act Cancellations	1
Williamson Act Non-Renewals	111
Mobile Home Permits (New)	45
Mobile Home Permits (Renewals)	592

** Number of applications approved within the planning period.*

4. General Plan Amendments

Two General Plan amendments were adopted during Fiscal Year 2004-05:

Amendment #1, December 21, 2004 This amendment included a request to amend the General Plan redesignation of a 3.6 acre property from Agriculture to Planned Development to allow the construction of a used car lot in the Keyes area. Due to the size, location, and limited agricultural use that could be conducted on the site, it was found that the project furthered the goals, and complied with the policies, of the General Plan.

Amendment #2, April 19, 2005 This amendment included three requests to amend the General Plan for four parcels. The first request involved the redesignation of 13.1 acres from Agriculture to Planned Development to allow truck, recreational vehicles, and equipment parking and storage for short- and long-term durations on South Golden State Blvd., in the Turlock area. This site is listed on the Department of Toxic Substances Control web site as a National Priorities List site established under the federal Superfund Program administered by the Environmental Protection Agency. The site has been cleaned up to standards for industrial development which would allow development of the site as requested. The second request involved the redesignation of 2.3 acres on Crows Landing Rd., in the Ceres area, from Agriculture to Planned Development to construct a new mini-market, gas station, and 12,000 square feet of agricultural service and business space at a site occupied by a legal non-conforming "bar and grill." The third request involved the redesignation of 0.69 acres from Planned Development/Low Density Residential to Planned Development to allow the construction of a 2-story, 24-unit apartment complex on Sequoia Street in the Salida area. Cumulatively, it was found that these requests furthered the goals, and complied with the policies, of the General Plan.

5. Ordinance Amendments

Two amendments to the County Zoning Ordinance were adopted during Fiscal Year 2004-05:

Ordinance Amendment No. 2004-02- Large-Scale Retail Businesses: This amendment added a requirement for a use permit for any retail or wholesale retail sales business located in a building or with a sales area of 65,000 square feet or greater. The amendment affected various chapters of the Zoning Ordinance. The amendment was adopted to ensure that adequate infrastructure and services are available and provided for large retail businesses to comply with Goal Four of the County General Plan which states that the County shall ensure "that an effective level of public service is provided in unincorporated areas."

Ordinance Amendment No. 2004-03- Corn Mazes, Hay Mazes, and Similar Seasonal Activities: This was a minor amendment to the County Code to correct language in Chapter 21.100, "Staff Approval Permits," to allow a maze or seasonal activities to be approved by staff approval application, rather than a use permit, when it is accessory to an already approved use.

5. Major Planning Activities

Two major advanced planning activities are currently underway in the County:

Salida Community Plan Update: Originally adopted in 2000, the Salida Community Plan would add approximately 3,600 acres for new residential, commercial, and business park development in the Salida area. The Community Plan update process was reinitiated after an appellate court ruling overturned the County's certification of the environmental impact report for the 2000 Plan.

Crows Landing Air Facility: In October 2004, NASA transferred approximately 1,352 acres of the former Crows Landing Naval Auxiliary Landing Field, a part of the Moffett Air Field, to the County. Since 1989, the County has anticipated utilizing this land for economic development purposes and adopted a Base Reuse Strategy in 2001 to develop the existing runways into a General Aviation airport. With the transfer complete, the County has launched a master planning effort to realize the economic development potential of the site.

6. Revision of the General Plan

The County has initiated two amendments to the General Plan. A focused amendment of the Circulation Element of the General Plan has been initiated to modify the County's Circulation Diagram, policies, implementation measures, and standards to conform to general plans of the nine cities in the County, the regional agency's (Stanislaus Council of Governments) Regional Transportation Plan, and the San Joaquin Valley Air Pollution Control District's Ozone and PM-10 attainment demonstration plans. Updating the Circulation Element will necessitate updating the Noise Element of the General Plan to

maintain consistency among the elements and requires minor technical amendments to other mandatory elements of the Plan. This amendment is expected to be completed in Fiscal Year 2005-06.

An update to the Agricultural Element of the County General Plan (an optional element) has also been initiated. The County is working with its Agricultural Advisory Committee to update this element. A schedule for amending this element has not been established.

7. General Plan Update Committee

As the name of the group suggests, the purpose of the Board of Supervisors'-appointed committee is to ensure that the County continues to make progress in implementation and maintenance of the General Plan. The Committee consists of two members of the County Board of Supervisors and two members of the Stanislaus Planning Commission. Each panel also selects an alternate. All meetings are published, and members from the various city councils attend from time to time.

This committee works closely with County staff on a wide variety of topics. During this last report period, topics included:

- Focused General Plan Update of the County's Circulation Element and Noise Element
- General Plan Maintenance and Update Fee
- Comprehensive General Plan Update
- San Joaquin Valley Air District's Indirect Source Rule
- Landscape Ordinance Amendment
- Ordinance Amendment for Abandoned Structures and Property
- Ordinance Amendment for Large Scale Retail Businesses
- Ordinance Amendment for Corn and Hay Mazes
- Non-Agricultural Structures in the A-2 Zone
- Temporary Mobile Home Ordinance
- Mobile Home Design Standards and Size Requirements
- Residential Accessory Buildings

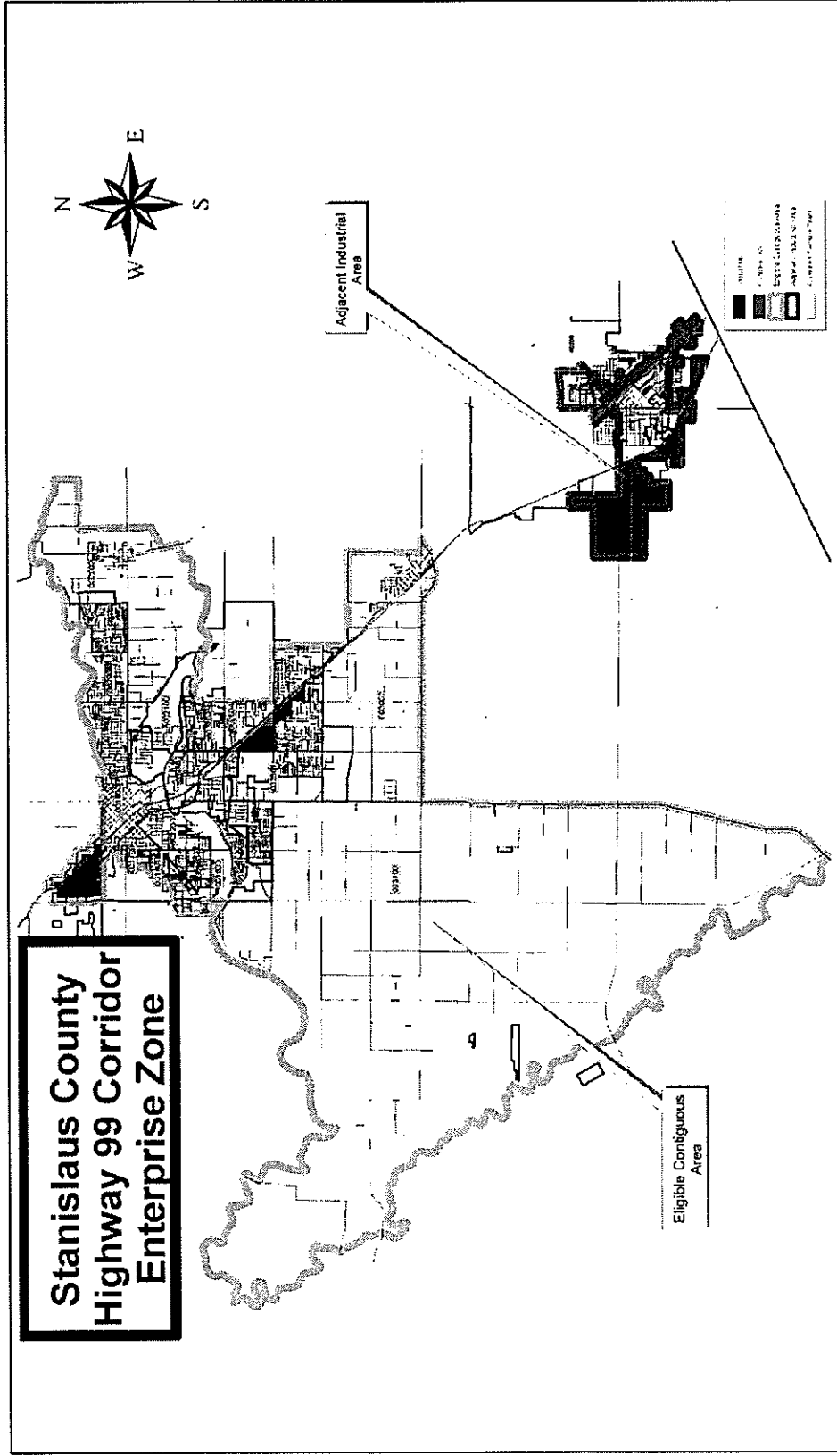
8. Economic Development

Economic development is a major theme of the Stanislaus County General Plan. The office of the County Chief Executive Officer coordinates efforts in the area of economic development. A wide variety of activities fall under this umbrella. These include:

- **Local Revenue Sharing Agreements** - These are designed to create improved business opportunities while minimizing competition for land use generated dollars.
- **Advance Communications Technology** - "Connecting Stanislaus" is an effort to market Stanislaus County as an emerging, technology-savvy community.

- **Transportation Improvement** - Infrastructure that allows for the movement of goods from one point to another in an efficient and cost-effective manner gives a community a competitive economic advantage and is instrumental in attracting new business. A more efficient interface between State Highways 99, 108, 120, 132, and 219 are being studied for the transport of commerce and industry. Freeway interchanges are being considered for upgrading to allow for business park development. These activities relate directly to the Circulation Element of the General Plan.
- **Business Park Development** - In order to help meet General Plan goals regarding economic development, the County continues its joint efforts for business park development with the City of Patterson, and the unincorporated communities of Salida and Crows Landing.
- **Enterprise Zone Designation** - Stanislaus County, and the cities of Ceres, Modesto, and Turlock have jointly applied for designation of a portion of the County located along the State Route 99 corridor (depicted in Figure 1) as an Enterprise Zone under the California Enterprise Zone Act. The Enterprise Zone is intended to stimulate business and industrial growth in depressed areas by reducing tax burdens that impede private investment and provide certain tax credits to qualifying businesses. If selected, the Stanislaus Enterprise Zone would last for a period of 15 years.
- **Agricultural Conservation** - The County is active in preserving and enhancing its agricultural base. We have one of the highest percentages of eligible land under Williamson Act Contract in the State. The General Plan contains a non-mandated Agricultural Element. This proclaims the Stanislaus County commitment to production agriculture as a key component of our economic development strategy.
- **Water Use and Conservation** - Stanislaus County and the Central Valley depend on its water supply, such that our land use decisions are often impacted by water policy. Certainly the continued viability of our Agricultural industry is very much dependent on an adequate supply of water. The County participates in the San Joaquin Valley Water Coalition to maintain involvement in water policy issues.
- **Community Enhancement and Development** - The County works with communities, other departments and agencies to determine priorities and opportunities to implement the General Plan. The County has instituted a program called Future Search. This program solicits two-day participation by constituents and representatives from appropriate agencies to determine community needs and desires and to establish a priority of project and program implementation.

FIGURE 1
 PROPOSED BOUNDARY OF THE
 STANISLAUS COUNTY ENTERPRISE ZONE



Source: Stanislaus County Planning Dept. / Quad Knopf, 2005

ENTERPRISE ZONE DESIGNATION
 PROJECT AREA

Quad Knopf

Figure 2-2

In addition, Stanislaus County and its incorporated cities participate from time to time in the grant and loan programs sponsored by the federal Department of Commerce/Economic Development Administration (EDA). The program process includes the requirement of a committee representing government, business, education and the ethnic groups within our community. Locally, this committee is named the Economic Development Action Committee.

Eligible projects must display evidence that the activity will increase employment opportunities for income-eligible persons. One example was the construction of sewer and water line extensions to serve a new commercial center at an interstate highway interchange.

The program also encourages jurisdictions to apply for Planning and Technical Assistance grants for the design of potential projects that would ultimately satisfy EDA program employment parameters.

9. Housing Element Status

Efforts began during 2002 to update the Housing Element and submit it for certification during 2003. The report period that is the subject of this report will be part of the 'life span' of the current Housing Element Update. A number of meetings were held in the various communities throughout the County to solicit input from the public. In November 2003, the Planning Commission considered recommending adoption of the Update and forwarded it to the Board of Supervisors for its adoption in December 2003.

There are a number of programs in place that respond to the needs of housing by the lower income population. They include:

Rehabilitation. Stanislaus County continues to use its redevelopment housing set-aside dollars and HOME funds in the implementation of its housing rehabilitation program. During the report period, Stanislaus County rehabilitated four (4) homes.

Periodically, there are requests for funds to address emergency health and safety issues relative to single family residential housing. Stanislaus County responds with a grant/loan program to repair or replace building components such as roof, plumbing (which includes failing septic systems and possible subsequent municipal sewer connection), electrical, doors and windows. During the report period, Stanislaus County responded to nine (9) requests for this type of assistance.

First Time Homebuyer. Stanislaus County and its Redevelopment Agency offer two (2) programs that assist the lower income population in purchasing both new and resale homes.

(1) **Stanislaus County Public Facilities Fee Deferral** offers the purchasing household an opportunity to defer fees associated with the development project and thereby is included in the purchase price. This fee deferral measures significantly in the funds required to acquire an owner-occupied residence. The fee is deferred indefinitely (as long as the qualifying household retains ownership) if the household is determined to be low income. During the report period, Stanislaus County approved eighty (80) fee deferral requests.

(2) **Down Payment Assistance** offers funds to income-qualifying households for purposes of supplementing their down payment and/or closing costs associated with the purchase of a single family residence. Stanislaus County utilizes redevelopment housing set-aside, Community Development Block Grant Program Income, HOME and CalHFA funds for this activity. During the report period, Stanislaus County assisted seven (7) eligible households acquire their first home.

Infrastructure. Stanislaus County continues to design and implement projects that eliminate the reliance of older residentially developed areas on the traditional septic tank systems to treat waste. A collection and transfer system was constructed in the Shackelford neighborhood to eliminate the reliance upon the use of septic systems to serve approximately 1,370 residents. During the next report period, the County will have commenced providing financial assistance to income-eligible households to connect to this system. Steps are continually taken wherever possible to provide municipal sewer service. The following were the major projects for the reporting period:

Robertson Road Infrastructure Project: One of the County's major infrastructure projects, Robertson Road completed its pre-development (design) phase during the last reporting period, and is scheduled to begin construction in Fall 2005. This project will serve approximately 900 residents.

Keyes Storm Drain Design Project: This project consisted of the pre-development costs associated with the preparation of engineering drawings and estimates of the project in the town of Keyes to assist more than 2,225 people. The pre-development stage of the Keyes Storm Drain Design Project was completed in 2005. The Stanislaus County Redevelopment Agency is now proceeding with the sale of Tax Allocation Bonds to secure funds.

Shackelford Sewer Connection Program: The County has completed the construction of sewer, storm drain, curb, gutter, and sidewalk infrastructure to serve approximately 400 low- and moderate-income households in the Shackelford Neighborhood and plans to proceed with a lateral sewer connection program this upcoming fiscal year.

South Ceres Sewer Connection Program: The objective of maintaining safe and sanitary housing for low and moderate income households by connecting 275 low and moderate income households to sanitary sewer service was achieved through the Sewer and Water Connection Program that the Housing Authority administers for the County.

Facilities. *United Communities Center and Park:* In December 2004, the United Community Center and Park were completed in the Town of Grayson. The project occupies approximately 4.8 acres, of which 4.1 acres has been developed as a park. The 3,165 square foot community center includes a multi-purpose room, three offices, a classroom/computer room, storage, a kitchenette and restrooms. The facility is located in Grayson and serves the communities of Grayson, Westley and Vernalis.

10. Other Projects and Programs

Stanislaus County annually receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). In 2002, Stanislaus County formed the Stanislaus County Community Development Block Grant Program Consortium, which includes the Cities of Oakdale and Patterson. Stanislaus County is also a partner in the City of Turlock/Stanislaus County HOME Consortium, which includes the Cities of Oakdale and Patterson. In the next fiscal year, the program will be expanded to include the cities of Ceres, Newman, and Waterford. Stanislaus County completed its third year as a U.S. Department of Housing and Urban Development (HUD) entitlement community in FY 2004-05. Each year the Urban County jurisdictions receive a formula-based allocation of HUD program resources. These resources are then internally allocated to each of the participating Urban County jurisdictions to use within their communities to address community development needs identified in the Consortium's Consolidated Plan.

The Redevelopment Agency, as well as the Home Investment Partnerships Program (HOME) of the County includes housing acquisition, construction and conservation programs in their annual budgets. Partnerships and agreements are in place with such non-profit agencies such as Habitat for Humanity, Self-Help Enterprises and the Stanislaus County Affordable Housing Corporation that facilitate the implementation of these activities.

Scattered Sites Housing Program: The Redevelopment Agency has implemented a Scattered Sites Housing program and as sites (vacant or deteriorating) are individually purchased by the Agency, the partnerships are described above are encouraged to construct affordable housing. This program recognizes the importance of neighborhood revitalization and opportunities for in-fill. Five (5) parcels were purchased and are now being developed by Habitat for Humanity/Stanislaus.

Workforce Development Program: Stanislaus County participates in a Workforce Development Program with the City of Modesto, Modesto Junior College, Habitat for Humanity, and the West Modesto King Kennedy Neighborhood Collaborative that trains lower income individuals in the construction trades. Once trained, these graduates gain employment from a variety of businesses associated with the building industry. This program graduates approximately twenty (20) persons annually. This Collaborative also began the development of a workforce opportunity center in West Modesto

Weed and Seed Project: Stanislaus County and the City of Modesto have been recognized by the U.S. Department of Justice as a Weed and Seed area. The Weed and Seed program will allow the County to address economic development, housing, infrastructure and education in the lower income Paradise-South area in Modesto.

Housing and Supportive Services Collaborative: The County is also a member of the Housing and Support Services Collaborative that is made up of faith-based organizations, non-profit agencies and government agencies that provide program and project resources to the lower income populations of all the political jurisdictions of Stanislaus County. The Corporation for Supportive Housing has been retained to assist the Collaborative prepare a plan to end chronic homelessness. This plan should be available during the next report period.

Availability of Information: Efficient delivery of public services is one of the seven (7) priorities of the Board of Supervisors. Accordingly, efforts are constantly being made to more efficiently provide information to both our internal and external customers. Stanislaus County has developed a Geographic Information System (GIS) to facilitate the ease in which constituents may access data relative to land use. Further, a website has been established on the internet that provides access to the County zoning ordinance, as well as applications for the various land use issues (e.g., variance, rezone, exception, etc.).

Citizen Participation: Public involvement has always been encouraged. To further our goal to involve people, Stanislaus County conducts annual retreats for Municipal Advisory Councils, Community Service Districts and other interested persons and agencies to disseminate information relative to programs and projects sponsored by the County. Additionally, staff participates in public forums that also are designed to share information and solicit public input.

11. Compliance with State General Plan Guidelines

The Stanislaus County General Plan substantially complies with all aspects of the State General Plan Guidelines, including the content and format of the seven required elements, the process for preparing and amending the General Plan, and implementation of the General Plan and the environmental review process under the California Environmental Quality Act (CEQA).

Throughout the process of preparing and amending the General Plan, the County has made a special effort to encourage public participation by holding meetings to consider requests to amend the General Plan at night to make it easier for interested public members to attend. By providing extended review periods, conducting well-publicized workshops, and meeting informally with interested organizations in the community, the County has ensured that citizens have ample opportunity to review and comment on proposed actions.

As can be seen in the above discussion, the County also has encouraged intergovernmental coordination by referring these projects to all appropriate agencies at the local, state and federal levels, and by meeting with agency representatives to address concerns and resolve conflicts. We have gone even further with the myriad of partnerships with both public agencies and private organizations, all designed to enhance our County.

In compliance with the CEQA, the County has conducted environmental analysis and prepared the appropriate environmental documents prior to adopting and amending the General Plan and the various amendments thereto.

PROGRESS IN IMPLEMENTATION OF 2003 HOUSING ELEMENT

2003 Element Objectives/Goals	Results	Update
GOAL ONE		ENCOURAGE THE PROVISION OF ADEQUATE, AFFORDABLE HOUSING, INCLUDING UNITS FOR RENT AND FOR OWNERSHIP FOR RESIDENTS OF ALL INCOME GROUPS, INCLUDING VERY LOW, LOW AND MODERATE INCOME HOUSEHOLDS
FIRST TIME HOMEBUYER PROGRAM: 25 VLI, LI, and MI Households	10 LI Households assisted	HOME, RDA and CalFHA funds are used to assist very low and low income households in the purchase of a home. The County averages about 10 loans per fiscal year. Over the last fiscal year, County down payment assistance rose from \$50,000 to \$75,000.
INTERAGENCY COORDINATION AND SUPPORT	Ongoing	The County coordinates with the Cities in the CDBG & HOME Consortium with the leveraging of resources for projects. County staff also collaborates with various public and private sector agencies.
HOMEBUYER COUNSELING Provide instruction to 25 new VLI, LI and MI homeowners	Ongoing	The County has provided homebuyer counseling to 5 LI homeowners during the last reporting year. Services are offered in English and Spanish.
HOUSING AND SUPPORT SERVICES COLLABORATIVE	Ongoing	County staff participates in the collaborative's strategic planning and partners with agencies for Continuum of Care funds.
DENSITY BONUS ORDINANCES 50 LI and MI units	Ongoing	Chapter 21.08.080; Zoning Ordinance. Density Bonus for Affordable Housing
HOUSING TRUST FUND 100 VL, L and MI units	Ongoing	Redevelopment and the HOME Consortium will begin this activity during the next reporting period.
BUILDING CODE ENFORCEMENT	Ongoing	The County enforces federal and state laws such as the Housing Code that provides minimum health and safety standards in housing or other buildings.

BUILDING AND DESIGN STANDARDS FOR RESIDENTIAL ENERGY CONSERVATION	Done	The County continues to reduce energy costs through building and design standards that encourage conservation of energy resources and utilization of alternative energy resources.
MORTGAGE CREDIT CERTIFICATE PROGRAM	Discontinued	The Housing Authority is the agent for this program. Two households were assisted during the reporting year. The program was discontinued in 2005.
SENIOR HOUSING	Ongoing	The County is partnering with the Cities of Patterson and Turlock with HOME funds for the construction of two multi-family senior housing projects.
GOAL TWO		MAXIMIZE HOUSING CHOICES AND OPPORTUNITIES THROUGHOUT STANISLAUS COUNTY.
FUNDING & TECHNICAL ASSISTANCE FOR SPECIAL NEEDS HOUSING	Ongoing	County provides technical assistance and offers funding opportunities to for profit and non-profit developers.
RESIDENTIAL ACCESSIBILITY	Ongoing	The County collaborates with the Disability Resource Agency for Independent Living on housing accessibility issues for individuals with special needs.
FAIR HOUSING PROGRAM	Ongoing	The County has contracted with Project Sentinel, a fair housing certified agency to provide to residents a Fair Housing Program that includes tenant-landlord mitigation, housing education, mediation and other housing supportive services.
INFORMATION AND REFERRAL	Ongoing	The County contracts with Project Sentinel to conduct the County's Fair Housing Program. The program provides housing information and referral services.
CALIFORNIA GOLD AND ACCESS 105 VLI and LI households	Ongoing	County staff will continue to work with lending institutions that offer these programs.
FARM WORKER HOUSING IN AGRICULTURAL ZONES Issue 150 permits for VLI units.	Ongoing	Permitting procedure has been streamlined to the extent that any development project that has unique requirements will receive minimal amount of processing time.
STATE AND FEDERAL HOUSING PROGRAMS FOR FARM WORKERS Rehabilitate or construct 75 VLI units.	Ongoing	The County has partnered with the Housing Authority to rehabilitate 93 units in Empire, 104 units in Ceres, 76 units in Patterson and 85 units in Westley with funds from both State and Federal programs (Joe Serna, Jr. Farmworker Housing Grant Program and the Rural Development Program).

HOMELESS ASSISTANCE PROGRAM 195 vouchers; 700 VLI persons	Ongoing	The County has assisted with CDBG and Emergency Shelter Grant (ESG) funds, approximately 1,600 homeless individuals in shelters and 150 vouchers for emergency housing assistance
IDENTIFY SHELTER SITES FOR HOMELESS: 50 VLI adults	Ongoing	2 sites have been identified in Modesto and 1 in Turlock. Approximately 700 individuals have been assisted during the last reporting period in th operating sites.
SHELTER FOR SPECIAL NEEDS POPULATIONS 50 VLI Women and Children	Ongoing	1 site was identified in the unincorporated area of the County, 1 site in Modesto, 1 site in Turlock and 1 site in Oakdale. These shelters serve approximately 900 per year.
GOAL THREE		CONSERVE AND IMPROVE STANISLAUS COUNTY'S EXISTING HOUSING STOCK
HOUSING REHABILITATION 60 VLI, LI and MI households (avg. assistance is \$45,000)	Ongoing	The County funds a Housing Rehabilitation program that is administered through Self-Help Enterprises. During the last reporting period, 2 families were assisted with low interest loans for low income households. The budget has been increased. The number of units to be assisted during the next report period should increase accordingly.
MINOR HOME REPAIR PROGRAM 40 VLI and LI Households	Ongoing	The County funds a Minor Home Repair program that is administered through the Housing Authority. 7 households were assisted during the last year.
MUNICIPAL UTILITIES 5,325 VLI, LI and MI households	Ongoing	The County developed a sewer and water connection program with CDBG funds for the South Ceres area. This program served 1,030 low income individuals.
NEIGHBORHOOD REVITALIZATION STRATEGY	Ongoing	The County is exploring the possibility of partnering with a Community Based Development Organization and the City of Modesto to revitalize under-served area of West Modesto.
GOAL FOUR		DESIGNATE SUFFICIENT SITES FOR ALL TYPES OF RESIDENTIAL DEVELOPMENT REQUIRED TO MEET PROJECTED HOUSING NEEDS

GENERAL PLAN REVIEW	Ongoing	The General Plan is reviewed on an ongoing basis in an effort to ensure that an adequate supply of land is available to meet local and regional housing goals.
COMMUNITY SERVICES DISTRICTS AND COUNTY SERVICE AREAS	Ongoing	Community Services Districts or County Service Areas for the provision of municipal services such as landscape maintenance, parks, sewer and water service are established according to the need in the communities.
GOAL FIVE		MINIMIZE GOVERNMENTAL CONSTRAINTS TO AFFORDABLE HOUSING IN STANISLAUS COUNTY
ANNUAL CONFERENCE	Ongoing	The County hosts an annual community development/housing needs conference in partnership with Cities, public and private agencies.
ANNUAL RETREAT	Ongoing	The County conducts an annual retreat for the unincorporated communities. County departments, non-profits and other public agencies present their programs to the public during this event
PUBLIC FACILITIES FEES fees for 210 VLI and LI units.	Ongoing	80 deferrals of fees were processed during the reporting period.